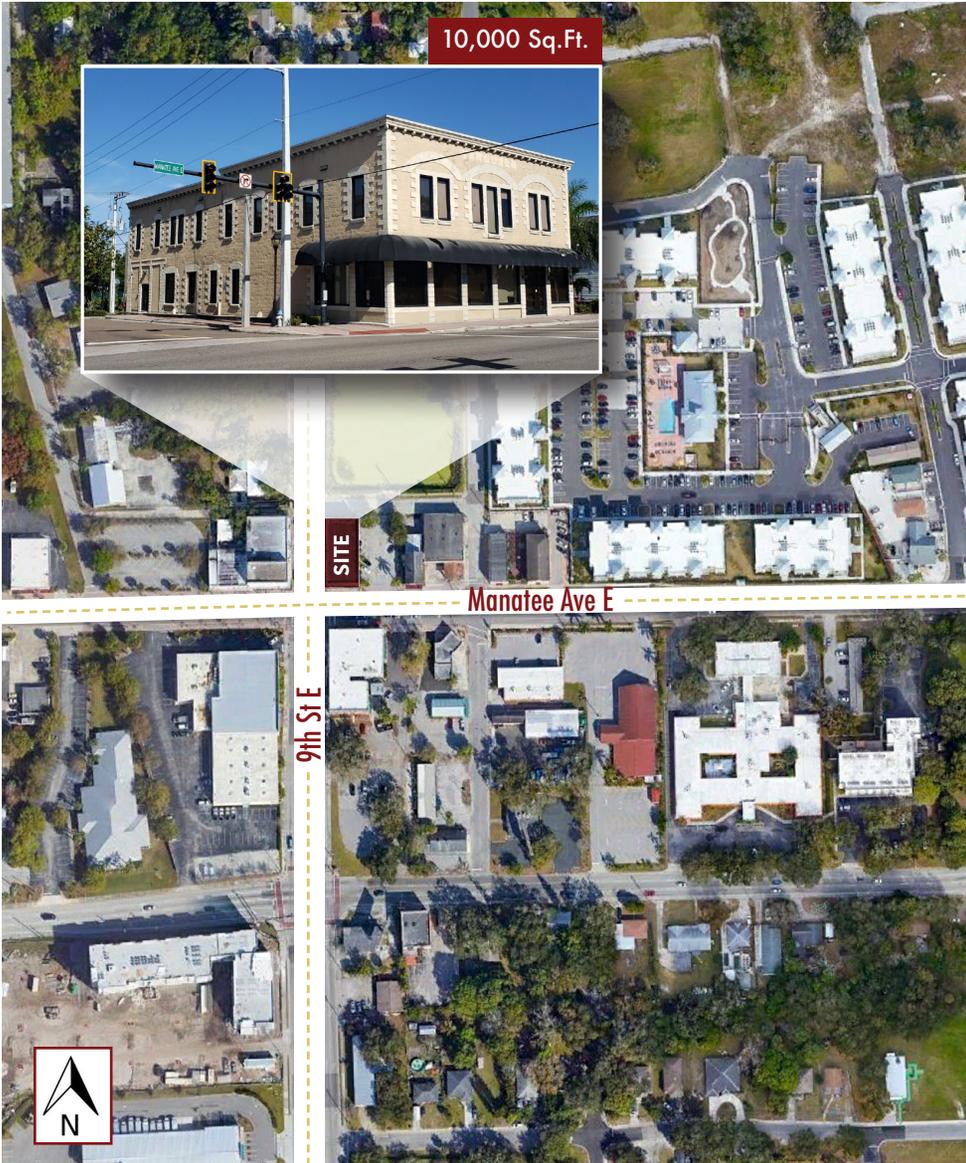


BRADENTON | Single Tenant Building – Omnicare CVS

905 Manatee Ave E Bradenton, Florida 34208

FOR SALE



PROPERTY HIGHLIGHTS

- Offered at \$2,400,000.00
- Single Tenant Building - 10,000 SF occupied by Omnicare CVS
- NNN Lease at \$140,000.00 annual income. Lease expiring in February 2025 with 3% annual increases. Tenant has options to extend.
- Constructed in 1912 and part of the Historic District, this highly visible corner is in the center of the newly announced Riverwalk development.

DEMOGRAPHICS



POPULATION

1 MILE	9,549
3 MILES	85,315
5 MILES	200,517



HOUSEHOLDS

1 MILE	3,579
3 MILES	34,456
5 MILES	85,798



DAYTIME DEMOS

1 MILE	8,297
3 MILES	38,403
5 MILES	79,319



AVERAGE HH INCOME

1 MILE	\$46,668
3 MILES	\$51,893
5 MILES	\$57,648

FOR MORE INFORMATION

Lynda Nagy, Regional Vice President | 561.961.9958
lnagy@retailsolutionsadvisors.com

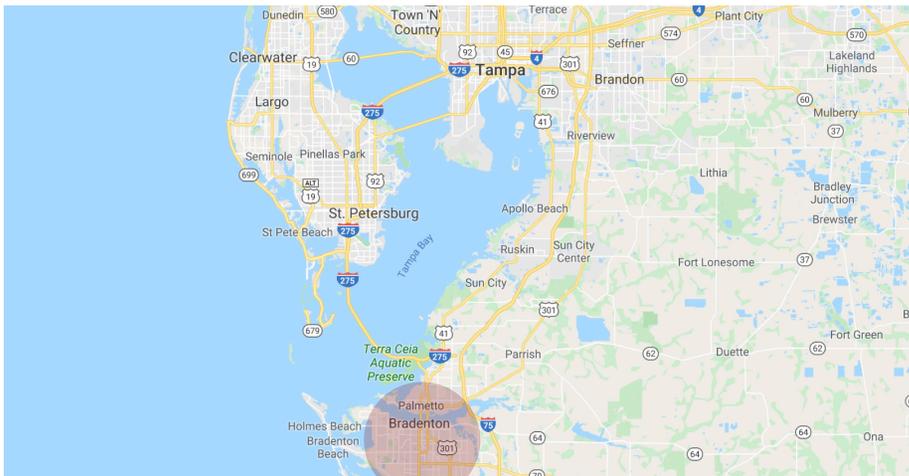
Charlie Boscarino, President | 941.730.0663
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